



PRIVATE RESIDENCES · CURTAINS AND BLINDS

Finished as part of the room.

Recessed tracks, quiet motors and layered fabrics, planned with the ceiling, lighting and joinery so the window looks finished, not fitted afterwards.

THE DIFFERENCE

Most curtains are added.
Ours are planned.



HIDDEN HARDWARE

Tracks recessed into a slim ceiling pocket, with a warm lighting cove alongside, so no rail or bracket is seen.

POWER BEFORE PLASTER

Motor points, switches and scene control planned with the electrical and lighting layout, not chased in later.

ONE TEAM FOR THE ROOM

Fabric, joinery, stone and lighting chosen together, installed in sequence and handed over as one scope.

CLIMATE

Built for Dubai light.

Glass is the view, and the heat. Every window is specified for its orientation, its building and the way the room is used.

West-facing glass

Dimout and blackout linings cut afternoon glare and heat gain, keeping rooms cooler and screens readable.

UV and fade

UV-stable yarns and protective linings for sun-facing windows, so colour holds through Dubai summers.

Coastal homes

Aluminium tracks and corrosion-resistant fittings for Palm Jumeirah, Bluewaters and waterfront humidity.

Away for summer

Home Care can clean, rehang and test curtains and motors before you return.

BUILDING RULES

Many towers restrict drilling into slabs and curtain walls and limit working hours. Fixings, approvals and access are confirmed before installation is booked.

LAYERS

Two layers, one quiet movement.



Sheer by day for privacy and soft light. Blackout by night for sleep. Each layer runs on its own recessed track and motor, opened together or separately.

Switch, remote or app

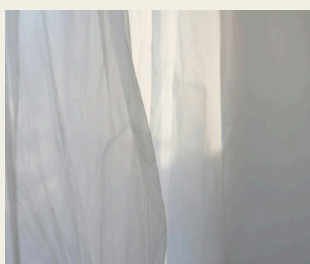
Linked to the home's lighting scenes

Manual override on every motor

FABRICS

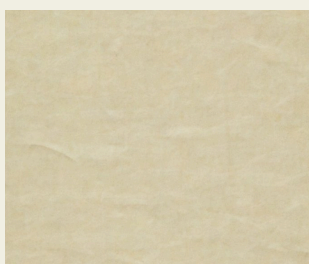
Thousands of fabrics, chosen in your own light.

We work with several fabric houses, so the range runs to thousands of sheers, linens, dimouts, blackouts, velvets and performance weaves. Below are the families most chosen for Dubai homes. We bring the books to your home, so colour and weight are judged against your floors, your joinery and your view.



Sheer voile

Soft daylight and privacy.



Natural linen

Relaxed texture for living rooms.



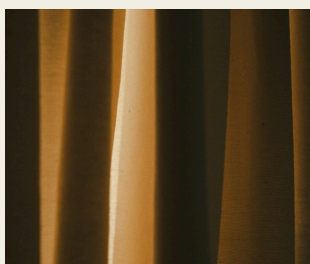
Linen-look weave

The look of linen, easier care.



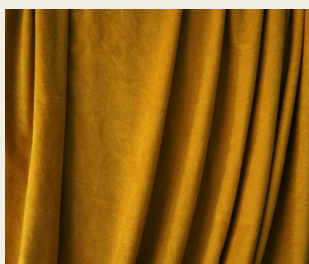
Stone linen

Cooler tones for contemporary rooms.



Dimout drape

Cuts glare, keeps the room light.



Velvet

Depth and acoustic softness.



Boucle

Headboards, pelmets and panels.

Also available: blackout and thermal linings, fire-rated, outdoor and performance fabrics, prints, embroidered and textured sheers.

FITTINGS

What goes into the window.

Recessed ceiling pocket with lighting cove

Wave and ripplefold tracks

Pinch-pleat and hand-drawn tracks

Quiet premium motors, manual override

Roller, Roman and sheer blinds

Blackout side channels for bedrooms and cinema

Switch, remote, app and scene control

Child-safe and cordless options

ROOMS

Living rooms

Full-height sheers to soften glare and frame the view.

Majlis

Heavier drapes and pelmets for privacy and acoustics.

Bedrooms

Sheer and blackout layers for privacy by day and sleep by night.

Cinema and office

Full blackout with side channels, or glare control for screens.

INVESTMENT

Typical investment.

Supplied and installed. Guide prices, subject to site inspection and final specification.

ITEMS

Sheer wave curtain Window up to 3 m wide and 3 m high	AED from 1,400
Sheer and blackout, layered Two tracks	AED from 2,600
Motorised track and motor Per track	AED from 2,200
Recessed ceiling pocket Gypsum and paint, per linear m	AED from 450
Lighting cove alongside pocket Per linear m	AED from 300
Roller or Roman blind Per window	AED from 900
Smart scene integration Per room	AED from 1,500

TYPICAL ROOMS

Bedroom One 3 m window, sheer and blackout, motorised	AED from 9,000
Living room 6 m double-height glazing, two layers, motorised	AED from 24,000
Two-bedroom apartment Fully dressed	AED from 18,000
Villa Full curtains and blinds	AED from 60,000

Project minimum AED 5,000. Building rules on drilling, ceiling work and working hours are checked before installation.

NEXT STEP

Start with a visit to your home.

01 Visit and measure

Fabric books, measurements and window orientation.

02 Agree

Fabrics, tracks, controls and the written quotation.

03 Make, install and programme

Made to measure, fitted, tested and handed over.

04 Aftercare

Cleaning, rehanging and motor checks through Home Care.

Home visits across Dubai, including evenings and weekends. The initial review and quotation are free and without obligation.

ARRANGE A HOME VISIT

SEND WINDOW PHOTOS ON WHATSAPP

metodoproperties.com/curtains-blinds-dubai

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